| 092.0 | 0002 | 0017.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 703,100 / 703,100 |
| | | | | | USE VALUE: 703,100 / 703,100 |
| | | | | | ASSESSED: 703,100 / 703,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 87 | | DICKSON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GRANDEAU SETH C/TRACY A M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 87 DICKSON AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GRANDEAU SETH C - |
| Owner 2: | MCLAUGHLIN TRACEY A - |
| Street 1: | 87 DICKSON AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6570.000 | 271,100 | | 432,000 | 703,100 |
| Total Card | 0.151 | 271,100 | | 432,000 | 703,100 |
| Total Parcel | 0.151 | 271,100 | | 432,000 | 703,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.14 /Parcel: 523.14

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 59466
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0017.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 271,100 | 0 | 6,570. | 432,000 | 703,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 262,400 | 0 | 6,570. | 432,000 | 694,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 262,400 | 0 | 6,570. | 432,000 | 694,400 | 694,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 217,300 | 0 | 6,570. | 438,100 | 655,400 | 655,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 217,300 | 0 | 6,570. | 327,100 | 544,400 | 544,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 217,300 | 0 | 6,570. | 296,200 | 513,500 | 513,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 217,300 | 0 | 6,570. | 283,900 | 501,200 | 501,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 202,500 | 0 | 6,570. | 240,700 | 443,200 | 443,200 | Year End Roll | 12/11/2014 |

!7506!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 05:41:16 |

## LAST REV

| Date | Time |
|---|---|
| 05/07/19 | 14:25:33 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7506

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GRANDEAU SETH C | 49257-167 | | 4/9/2007 | Family | 1 | No | No | | |
| HAYES MICHAEL G | 35921-356 | | 7/19/2002 | | 395,000 | No | No | | |
| HAYES ROBERT J- | 30906-180 | | 11/29/1999 | | 260,000 | No | No | 4 | |
| | 9091-450 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 59466 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/9/2014 | 789 | Alterati | 37,600 | | 7/9/2014 | | | cabinets remove re |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/1/2018 | MEAS&NOTICE | BS | Barbara S |
| 7/10/2014 | Info Fm Prmt | PC | PHIL C |
| 1/6/2009 | Measured | 372 | PATRIOT |
| 2/4/2000 | Meas/Inspect | 264 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6570 | | Sq. Ft. | Site | | 0 | 70. | 0.94 | 5 | | | | | | | | | 431,970 | | | | | | 432,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15083 | Total SF/SM: | 6570 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: 431,970 | Spl Credit | Total: 432,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00088990 |
| Adj $ / SQ: | 148.632 |
| Other Features: | 94250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 333028 |
| Depreciation: | 61943 |
| Depreciated Total: | 271084 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

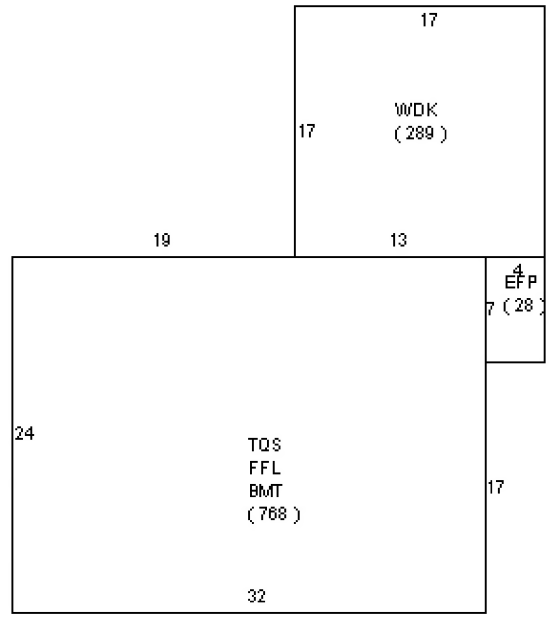
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 148.63 |
| Special Features: | 0 | Val/Su Net: | 111.61 |
| Final Total: | 271100 | Val/Su SzAd | 201.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 44.590 | 34,245 |
| FFL | First Floor | 768 | 148.630 | 114,149 |
| TQS | 3/4 Story | 576 | 148.630 | 85,612 |
| WDK | Deck | 289 | 9.470 | 2,736 |
| EFP | Enclos Porch | 28 | 72.660 | 2,035 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,429 | | | Total: | 238,777 |
| Size Ad | 1344 | Gross Area | 2621 | FinArea | 1344 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

092.0-0002-0017.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|